



## Chesterfield County, Virginia Department of Building Inspection

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### ADVISORY

Selected changes affecting residential construction from the 2006 International Residential Code (chapters 3-10) and Technical Amendments from the Virginia Uniform Statewide Building Code, effective for permits applied for on or after May 1, 2006:

- **R303.6.1 Light activation:** A light switch is only needed at each floor level where the stairway has 6 or more risers.
- **R308.4 Hazardous glazing locations (exception 4):** A window located on a wall perpendicular to the plane of a door toward which the door swings now is required to be safety glazed. **(Exception 9.3):** A window adjacent to a stairway does not have to be safety glazed if it is at least 34" above the floor or landing.
- **R309.2 Garages - separation required:** Detached garages that are less than 3' from the house, the parallel wall shall have ½" gypsum board applied to the inside of the garage wall.
- **R310.1 Emergency escape and rescue openings:** All basements is required to have an emergency escape and rescue opening that leads directly to a public way, yard or court unless: The total floor area is less than 200 square feet and the basement is only used to house mechanical equipment.
- **R310.5 Emergency escape window:** An emergency escape window is allowed under a deck or porch, provided: The window can be fully opened and a minimum 36" high path is provided under the deck to a yard or court.
- **R311.4.3 Landings at doors:** The landing at an exterior door may have a 2% slope. A landing is not required on the exterior side of any door that has a stairway with 1 or 2 risers provided: The landing is not at the required exit door and the door does not swing over the stairs. A storm or screen door is exempt and may swing over the stairs.
- **R401.3 Drainage:** When 6" of fall in 10' is not attainable, a drain or swale shall be provided. The swale will be within 10' of the house, and have a minimum 2% slope. The entire lot must be graded so that there will be no standing water anywhere on the lot. Impervious surfaces within 10' of the foundation must have a minimum 2% slope.
- **R404.5 Retaining walls:** All retaining walls that are not laterally supported at the top and retain more than 24" of unbalanced fill shall be designed (by a registered design professional) to ensure stability against overturning, lateral sliding and water uplift.
- **R406.1 Concrete and masonry dampproofing:** Dampproofing is now required for all foundation walls, including crawlspace foundation walls where the interior grade is lower than the exterior finished grade.
- **R406.2 Concrete and masonry waterproofing:** In areas with a high water table, waterproofing is now required for all foundation walls, including crawlspace walls where the crawl space grade is lower than the exterior finished grade.
- **R408.3 Unvented crawl spaces:** New prescriptive requirements are added for unvented crawl spaces, including the recirculation of conditioned air.
- **R502.2.2.1 Deck ledger connection to band joist:** (as amended by the V-USBC) Pressure preservatively treated deck ledgers that are attached to the house band joist must be attached per Table R502.2.2.1. A deck ledger, where attached to wood members of the building framing, shall only attach to 2" nominal solid sawn pressure treated material. Lag screws or bolts shall be placed 2" from the bottom or top of the deck ledger and 2" from the ends. Lag screws or bolts shall be staggered from the top to the bottom along the horizontal run of the deck ledger.
- **R506.2.4 Reinforcement support:** Slabs on grade provided with reinforcement shall have supports for the reinforcement in place prior to placement of concrete. The reinforcement must be in the center to upper 1/3 of the slab.
- **R602.10 Wall bracing:** Delete entire section R602.10 and replace it with V-USBC section R602.10. Being proactive, DHCD moved many of the proposed 2009 IRC changes into the 2006 USBC.

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- **R613.1 Exterior windows and doors:** Windows must be installed and flashed in accordance with the manufacturer's written instructions (which must be provided with each window). The requirements to flash openings remain unchanged.
- **R613.2 Window sills:** (as amended by the V-USBC) Where the opening of an operable window is more than 72" above grade, the sill height shall be a minimum of 18" above the floor unless approved window guards are provided
- **R703.4 (table) Siding attachment chart:** A water resistive barrier is required under all types of exterior wall coverings, including vinyl siding. All fasteners shall have a corrosion-resistant coating.
- **R703.11 Vinyl siding:** Vinyl siding shall be labeled as conforming to ASTM D 3679 and shall be installed per the manufacturer's installation requirements.
- **R802.2 Design and construction:** The framing details apply only to roofs with a pitch of 3:12 or greater.
- **R802.3.1 Ceiling joist and rafter connections:** Revised prescriptive details are provided for ceiling joist and rafter connections. Collar ties must be provided and shall be spaced a maximum of 4' on center.
- **R1003.19 Chimney fireblocking:** Fireblocking between chimneys and wood joists, beams or headers must be self supporting or placed on strips of metal lath laid across the spaces between combustible material and the chimney.